

When recorded return to:

Amanda Besancon and Brent Besancon
17146 Britt Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251821

Jun 12 2025

Amount Paid \$14991.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-23451-TB

P29264/340431-0-025-0109 Section 31, Township 34 North, Range 4 East - SW NE & SE NE

THE GRANTOR(S) **Benjamin Miller and Jennifer Miller, husband and wife**, 342 East Vermillion Avenue, St. George, UT 84790,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Amanda Besancon and Brent Besancon, wife and husband**

the following described real estate, situated in the County Skagit, State of Washington:

The South 5 acres of the following described tract of land:

That portion of the Northeast 1/4 of Section 31, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the West right-of-way line of the Burlington Northern Railway (formerly the Seattle and Montana Railway), as said right-of-way was conveyed by Deed recorded September 15, 1891, under Auditor's File No. 4707, in Volume 19 of Deeds, page 684, records of Skagit County, Washington, 414 feet South of the North line of said Section;

thence South along the West line of said right-of-way, 1,215.5 feet, more or less, to a point 1,576 feet South of the North line of said Section;

thence West parallel with the North line of said Section 31 to the East line of the County road running along Britt's Slough;

thence Northeasterly along the East line of said road to a point 414 feet South of the North line of said Section 31;

thence East parallel to the North line of said Section to the POINT OF BEGINNING;

EXCEPT ditch and dike rights-of-way, if any;

TOGETHER WITH those portions of vacated Britt's Slough Road which upon vacation reverted to said premises by operation of law.

ALSO TOGETHER WITH that portion of the Northeast 1/4 of Section 31, Township 34 North, Range 4 East,

Statutory Warranty Deed
LPB 10-05

Order No.: 25-23451-TB

Page 1 of 4

W.M., described as follows:

BEGINNING at a point 1,576.00 feet South of the North line (as measured perpendicular to the North line) of said Northeast 1/4 of Section 31 on the West side of the Burlington Northern Railroad (previously the Seattle and Montana Railway) right-of-way;
 thence South 87°54'47" West parallel with said North line of the Northeast 1/4 for a distance of 1,426.24 feet, more or less, to a point on the Easterly right-of-way margin of Britt Road and being the TRUE POINT OF BEGINNING;
 thence South 17°46'32" West along said Easterly right-of-way margin of Britt Road for a distance of 63.31 feet;
 thence North 77°48'34" East for a distance of 35.59 feet;
 thence North 89°46'42" East for a distance of 358.75 feet;
 thence North 7°30'50" East for a distance of 65.90 feet, more or less, to the South line of said North 1,576.00 feet of the Northeast 1/4 of Section 31 at a point bearing North 87°54'47" East from the TRUE POINT OF BEGINNING;
 thence South 87°54'47" West along said South line for a distance of 383.08 feet, more or less, to the TRUE POINT OF BEGINNING;

EXCEPT that portion of the Northeast 1/4 of Section 31, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point 1,576.00 feet South of the North line (as measured perpendicular to the North line) of said Northeast 1/4 of Section 31 on the West side of the Burlington Northern Railroad (previously the Seattle and Montana Railway) right-of-way;
 thence South 87°54'47" West parallel with said North line of the Northeast 1/4 for a distance of 1,426.24 feet, more or less, to a point on the Easterly right-of-way margin of Britt Road;
 thence South 17°46'32" West along said Easterly right-of-way margin of Britt Road for a distance of 63.31 feet;
 thence North 77°48'34" East for a distance of 35.59 feet;
 thence North 89°46'42" East for a distance of 358.75 feet;
 thence North 7°30'50" East for a distance of 65.90 feet, more or less, to the South line of said North 1,576.00 feet of the Northeast 1/4 of Section 31 and being the TRUE POINT OF BEGINNING;
 thence continue North 7°30'50" East for a distance of 32.30 feet;
 thence North 88°58'38" East parallel with the South line of said Northeast 1/4 of Section 31 for a distance of 1,039.09 feet, more or less, to said West side of the Burlington Northern Railroad right-of-way;
 thence South 3°05'48" West along said West side for a distance of 12.60 feet, more or less, to said South line of the North 1,576.00 feet of the Northeast 1/4 of Section 31 at a point bearing North 87°54'47" East from the TRUE POINT OF BEGINNING;
 thence South 87°54'47" West along said South line for a distance of 1,043.15 feet, more or less, to the TRUE POINT OF BEGINNING

ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All situate in the County of Skagit, State of Washington.

Abbreviated legal description: Property 1:
 Section 31, Township 34 North, Range 4 East - SW NE & SE NE

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P29264/340431-0-025-0109

Statutory Warranty Deed
 LPB 10-05

Order No.: 25-23451-TB

Page 2 of 4

Dated: 06/10/2025

Benjamin Miller

Benjamin Miller

Jennifer Miller

Jennifer Miller

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 10th day of June, 2025, by Benjamin Miller and Jennifer Miller.

Kyle Beam
Signature

Notary

Title

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2027

My commission expires: 09/11/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT A

25-23451-TB

9. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named SURVEY recorded on May 1, 1985 as Auditor's File No. 8505010004.

10. Regulatory notice/agreement regarding SKAGIT COUNTY RIGHT TO MANAGE NATURAL RESOURCE LANDS DISCLOSURE that may include covenants, conditions and restrictions affecting the subject property, recorded on June 21, 2019 as Auditor's File No. 201906210118.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

11. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded on December 7, 2021 under Auditor's File No. 202112070127.

12. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named SURVEY recorded on December 10, 2021 as Auditor's File No. 202112100052.

13. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named SURVEY recorded on December 22, 2021 as Auditor's File No. 202112220031.

14. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded on November 4, 2022, as Auditor's File No. 202211040046.

End of Exhibit A

Statutory Warranty Deed
LPB 10-05

Order No.: 25-23451-TB

Page 4 of 4